

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Kansas City Water Department Building

other names/site number Cheep Antiques

2. Location

street & number 201 Main Street ☐ not for publication

city or town Kansas City ☐ vicinity

state Missouri code MO county Jackson code 095 zip code 64105

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Claire F. Blackwell
Signature of certifying official/Title Deputy SPO

24 February 1994
Date

Missouri Department of Natural Resources

State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date of Action

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register.

☐ removed from the National
Register.

☐ other, (explain:) _____

Kansas City Water Department Building
Name of Property

Jackson, Missouri
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Government: Public Works

Government: Government Office

Current Functions
(Enter categories from instructions)

Commerce: Specialty Store

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th and 20th Century Revivals

Materials
(Enter categories from instructions)

foundation stone

walls brick

roof asphalt

other cut stone

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Areas of Significance

(Enter categories from instructions)

OTHER: PUBLIC WORKS

ARCHITECTURE

Period of Significance

1904-1923

Significant Dates

1904-1905

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☒ Other

Name of repository:

Kansas City Public Library

Kansas City Water Department Building
Name of Property

Jackson County, Missouri
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	5
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3	6	3	1	2	0
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4	3	3	0	0	4	0
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Zone Easting Northing
2

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3

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Zone Easting Northing
4

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☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Linda F. Becker and Cydney E. Millstein
organization Arch. & Art Historical Research date January, 1994
street & number P.O. Box 22551 telephone (816) 363-0567
city or town Kansas City state Missouri zip code 64113

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name MIMA Properties
street & number 201 Wyandotte Street telephone (816) 471-6789
city or town Kansas City state Missouri zip code 64105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

Kansas City Water Department Building
Jackson County, Missouri

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The Kansas City Water Department Building, 201 Main Street, Kansas City, Missouri, is a two-story, L-plan, building executed in a vernacular style with Classical affinities. This red brick building with cut stone trim, measuring approximately 142 feet (east and west) X 64 feet (north and south), is situated on a sloping site on the southeast corner of Second and Main Streets in the Riverfront district of Kansas City. The water department building is located one block north of the City Market, directly east of the Volker Building, west of the Townley Metal & Hardware Co. Building, south of a gravel lot and the Kansas City Southern Railway tracks and north of a concrete, brick and corrugated metal commercial building. The "Old Town Historic District", a National Register of Historic Places district, is to the east and south of the building. The Kansas City Water Department Building, although vernacular in type, evokes Classical detailing that is characterized by a modified Gibbs surround, stone rounded arch door hood with stone consoles and denticulated cornice capitals. Over the years, the Kansas City Water Department Building has received few exterior alterations, the most noticeable being the brick infill in the northernmost first story opening on the main facade and the replacement of two windows with a loading dock entrance on the north facade. A high degree of the building's original architectural integrity has been retained.

The main facade (Main Street) faces west and is divided into four bays with the southernmost bay one-story and recessed approximately 70 feet from the rest of the facade. The L-shape building of masonry wall construction has a tar and gravel flat roof. Stone coping runs along the roof line on the west facade, while tile coping runs at the roof line on the north and south facades. Triple peaked brick parapets are on the west facade and a plain rectangular brick parapet is located about midway on the north facade. Running bond pattern brick is used as the surface material. Stone plinth are visible on the main facade. The original coursed stone foundation is evident on the easternmost five bays on the north facade.

Two-story, rusticated brick pilasters with stone plinth and denticulated cornice capitals visually separate the northern portion of the main facade into three bays. On the second story of the central two pilasters are ornate iron brackets that presumably held light fixtures. A brick blind arcade with prominent stone skewbacks and keystones spring from the top of the capitals. The arch of the arcade is comprised of four rows of header bricks. A stone tablet incised with "Kansas City Water Department" is located below the arch in the central bay, while a stone oculus with brick surround is located below the arch in each of the end bays.

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Kansas City Water Department Building
Jackson County, Missouri

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The focal point of the facade is the main entrance which is symmetrically placed in the northern three-bay portion. The entrance, double glass and wood panel doors--upper glass panel and lower wood panel--with non-original art glass transom, is framed by a modified Gibbs surround with prominent stone keystone. A cut stone rounded arch door hood is supported by stone consoles. Non-original wood signage with "Cheep [sic] Antiques River Market Emporium" is placed above the entrance and covers original fenestration.

On the first story of the northernmost bay of the three-bay portion, the original opening is infilled with brick (after 1940).¹ A segmental, flat arch of header bricks, stone skewbacks and keystone comprise the lintel. Fenestration on the first-story of the southernmost bay is a tripartite, 6/6 light, double-hung, wood sash segmental arch window with painted stone sill coursing. The lintel is the same as that found on the northernmost bay. A non-original wood signage is placed in the spandrel.

Second story fenestration on the three-bay portion is identical in the end bays. Fenestration is triple, 6/6 light, double-hung, sash windows with header brick lintel coursing and painted stone sill coursing. Wood frame screens cover the windows.

The opening on the recessed southernmost bay is partially infilled with vertical wood paneling and a modern overhead garage door (date unknown). A cast iron lintel runs above the opening. A non-original eleven foot wide concrete driveway ascends from the sidewalk to the opening.

The south facade slopes from west to east following the grade of the land. A multi-panel wood door--five vertical panels in upper portion and three rectangular panels below--with header brick sill is centrally placed on this eight-bay facade. The western two bays are two stories in height. Window openings on the first story of these bays are covered with plywood and have painted stone sills and header brick lintels. Fenestration on the second story of this facade consists of rectangular openings with header brick lintels and painted stone sills. The first three openings at the west end and the first opening at the east end are covered with plywood. The remaining openings have original 6/6 light, double-hung, wood sash windows with painted stone sills and header brick lintels.

¹1940 Assessment Photograph Files, Landmarks Commission, Kansas City, Missouri.

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Kansas City Water Department Building
Jackson County, Missouri

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The north facade is thirteen bays wide. Fenestration on the first story of the first seven bays (from west to east) is 1/1 light, double-hung, aluminum frame, sash windows with painted stone sills and header brick lintels. These modern windows were added in the 1980s. The window opening in the eighth bay is covered with plywood. The second story fenestration on the entire north facade consists of original, 6/6 light, double-hung, wood sash windows with painted stone sills and header brick lintels. Wood frame screens cover the windows.

The remaining five bays on the first story house four large door openings. Beginning from east to west, the first opening is infilled with concrete block. To the west of this entrance are two smaller window openings covered with plywood. These openings have header brick lintels and painted stone sills. The next opening, which is non-original has a modern metal overhead door and brick infill. This opening replaced two original window openings evident by the remaining header brick lintels. To the west of this entrance are two additional window openings also covered with plywood and having painted stone sills and header brick lintels. Another opening with non-original overhead metal door is next. To the west of this entrance is an original entrance that is infilled with brick. Remnants of a door surround and stone lintel are evident at this entrance.

Interior brick chimneys are located between the fourth and fifth bays and twelfth and thirteenth bays (west to east).

A one bay unit to the east links the Kansas City Water Department Building to the Townley Metal & Hardware Company Building, 200-210 Walnut Street. This unit was constructed c. 1924 after Townley purchased the water department building, in order to expand their operation.² Although the first story of this addition is modified with a modern overhead door and wooden entry, the metal framed multi-paned fenestration at the second story is original. Presently, this unit is included in the legal description of the building located at 200-210 Walnut Street and is not part of this nomination.

²Townley Metal & Hardware Company, "40th Anniversary Educational Trip". Kansas City, Missouri, July 13-27, 1924, n.p. Brochure. This addition appears in a 1924 illustration of the Townley building that is included in this brochure.

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Kansas City Water Department Building
Jackson County, Missouri

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Interior

The interior floor plan of the Kansas City Water Department Building retains much of its original design and integrity. The original spiral iron stairway is still in use today.³ Other original features still evident include reinforced concrete floors, a brick fireplace, located near the east end of the north wall once used for blacksmithing and a small stairway with iron balustrade at the south facade.

The interior is finished in a very simple utilitarian manner. The walls are exposed brick painted white, the floors are concrete; some are pressed with a square pattern and others have wooden floor overlays (used in original office area) and the columns are wood or iron.

Some minor interior alterations have occurred. The alterations are reversible and do not severely affect the arrangement of the original interior space. These alterations include: the removal of the horse stalls (after 1914), the addition of sheet rock partitions (1980s), the segmental fenestration on the east facade of the first and second stories infilled with brick and portions of the walls are stuccoed.

Currently, there are proposed plans for the renovation of the Kansas City Water Department Building. These plans are being prepared in accordance with the Secretary of Interior's Standard's for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings by Duncan Architects Inc. for the developer, Waterfront Development, Inc. Once the proposed plans are completed they will be sent to the Missouri State Historic Preservation Office for their review.

³Tenth Annual Report of the Department of Water Works Kansas City, Missouri for the Fiscal Year Ending April 16, 1906. (Kansas City: Fratcher Printing Co.), 44. The report states that there are iron stairways.

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Kansas City Water Department Building
Jackson County, Missouri

Source: Duncan Architects, Inc.
Kansas City, Missouri

FLOOR PLANS

Not to Scale

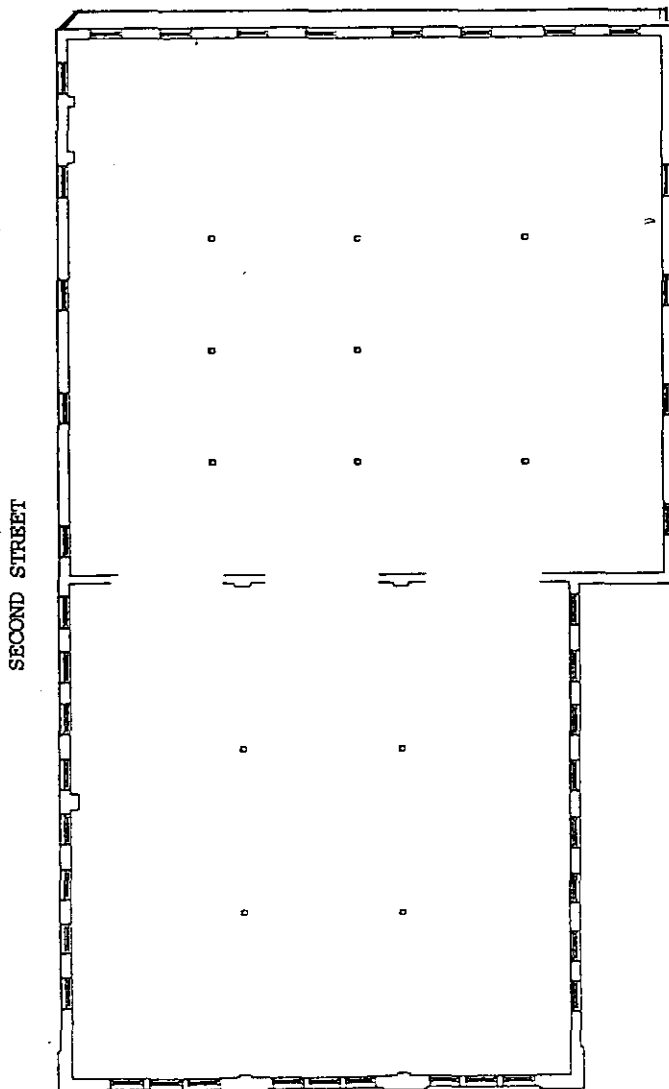


First Story

Second Story

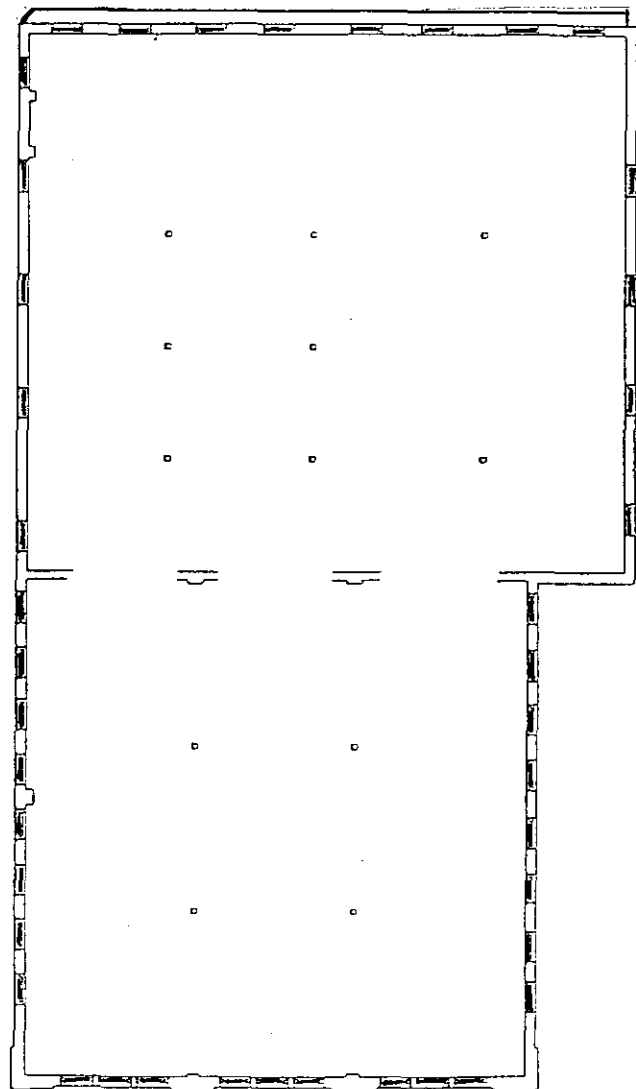
64 Feet

64 Feet



142 Feet

SECOND STREET



MAIN STREET

MAIN STREET

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 Jackson County, Missouri

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Summary

The Kansas City Water Department Building is significant for listing in the National Register of Historic Places under criterion A for [OTHER:] PUBLIC WORKS and criterion C for ARCHITECTURE. Historically, the Kansas City Water Department Building, constructed 1904-1905, is the earliest extant public works building constructed by the city water department. Furthermore, this building is significant for its long association with the city water department from 1904 to 1923. Architecturally, the Kansas City Water Department Building is a representative example of a vernacular utilitarian type public works building with classical affinities. The period of significance for the Kansas City Water Department Building, 1904-1923, represents the span of years of continuous daily operations of the water department in this building.

Introduction

With water as a necessity of human life, perhaps the most important public utility is a municipality's water supply system. Water supply systems have been in existence since ancient times. They were used as early as 2000 B. C. by the Egyptians.⁴

During the early settlement years in the United States, water supply was obtained mostly through streams, wells and springs. As the population grew so did the need for clean, palatable community water supplies. Wells and cisterns were soon becoming inadequate for America's growing population. The earliest public water supply system in the United States was in 1652 in Boston.⁵ The first American municipal water system to be built was in 1754 by Hans Christopher Christiansen for the Moravian settlement of Bethlehem, Pennsylvania.⁶

Early water works systems in the United States were usually privately owned and operated. According to a table prepared by M. N. Baker, editor of the

⁴Philip Lagerquist, "A History of the Kansas City, Missouri Water Supply System" (unpublished Thesis, University of Missouri Kansas City, 1959), 4.

⁵Ibid., 5.

⁶American Public Works Association, History of Public Works in the United States 1776-1976. (Chicago, Illinois: American Public Works Association, 1976), 217; Eliot Jones and Truman C. Bigham, Principles of Public Utilities. (New York: The Macmillan Company, 1931), 2.

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Kansas City Water Department Building
Jackson County, Missouri

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Manual of American Water-Works, at the end of 1800, there were sixteen water works systems in the United States. All of these, with the exception of one, were privately owned.⁷ Private ownership of water works systems continued as late as 1870, when more than half of the water works systems in the United States were privately owned.

Construction of water works systems began on a large scale as a result of the post Civil War urbanization.⁸ With the growth of cities and towns came the need and desire to develop adequate water supply which would, in turn, provide high standards of living and sanitation. By 1875, 422 water works were in operation, 46.2 percent of which were privately owned.⁹ Kansas City's first water works system was completed by 1875 and privately owned for nearly twenty-two years.

Kansas City's Water Works System - Private Ownership

Prior to 1850, Kansas City's water supply came from nearby springs, wells, cisterns and pumps. During the early 1850s the city maintained cisterns (to be used to extinguish fires), a public well and owned a town pump.¹⁰ With the city's population estimated at 28,000 in 1868 and a building record of 2,000 homes constructed that same year, it became evident that the city could no longer depend on its primitive method of obtaining water. There was not only a "need for a modern system to supply the residential areas, but the many new livery stables and industrial shops placed increasingly heavy demands on the existing pumps and wells." ¹¹

Discussion for the need of the construction of a water works system in Kansas City began as early as 1869. According to author Carrie Westlake Whitney, "the need of a water works system in Kansas City became apparent early in 1870,

⁷Principles of Public Utilities, 723-724.

⁸"A History of the Kansas City, Missouri Water Supply System", 2.

⁹Principles of Public Utilities, 723.

¹⁰Roy Ellis, Civic History of Kansas City, Missouri. (Springfield, Missouri: Privately printed, 1930), 128.

¹¹Nelson Manfred Blake, Water for the Cities: A History of the Urban Water Supply Problem in the United States. (Maxwell School Series, III; Syracuse, N.Y. : Syracuse University Press, 1956), 271 quoted in "A History of the Kansas City, Missouri Water Supply System", 18.

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Kansas City Water Department Building
Jackson County, Missouri

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and the residents began to discuss plans for obtaining a plant."¹² In fact, the two most important topics of conversation in Kansas City that year were the Kansas City and Memphis Railroad and the construction of the water works.¹³ In 1870 the council adopted an ordinance that recommended a bond issue of \$300,000 for the purpose of building a water works system. In June the ordinance was ratified, however, the election was declared void due to technical violations.¹⁴

In April 1871 another ordinance was adopted for the construction of a water works system and the franchise was granted to the Kansas City Waterworks Company. The firm of Locke & Walruff was granted the contract for building the water works, however, construction did not begin within the required six month period and therefore the contract was forfeited.¹⁵

On March 24, 1873, an act was passed by the Missouri Legislature authorizing the city to construct a water works plant. Terms of this law required Kansas City to "build a water supply system using the Missouri, Blue or Kaw Rivers as the source of supply."¹⁶ Twice during the spring of 1873, ordinances were passed for the construction of a water works system, only to fail due to the lack of a two-thirds vote necessary for ratification. Finally on October 27, 1873, Ordinance No. 10,524 was passed granting the National Water Works Company of New York franchise to construct and operate the proposed water works system.¹⁷ Actual construction of the system began in the spring 1874 and was completed by January 1875. The original system consisted of a pumping

¹²Carrie Westlake Whitney, Kansas City, Missouri, Its History and Its People, 1808-1908. Vol. I (Chicago: S. J. Clarke Publishing Co., 1908), 280.

¹³Theodore S. Case (ed.), History of Kansas City Missouri. (Syracuse, New York: D. Mason & Co., 1888), 87.

¹⁴Ibid.; Kansas City, Missouri, Its History, 280.; Civic History, 128. Persons had been permitted to vote who were not registered.

¹⁵Civic History of Kansas City, Missouri, 129; Kansas City, Missouri, Its History, 280.

¹⁶"A History of Kansas City, Missouri Water", 20.

¹⁷Gardiner Lathrop and James Gibson. Revision of the Ordinances Governing the City of Kansas. (Kansas City: Issac P. Moore's Book and Job Printing House, 1880), 102-114.

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station with a capacity of five million gallons a day, sixteen miles of street main and two hundred and fifty hydrants.¹⁸

Controversy (and eventually litigation) between the city and the National Water Works Company began almost from the start. From the beginning, the city and the water company were "at odds over the wholesomeness of the company's water, the pressure it produced for fire fighting, and the city's failure to meet payments to the company."¹⁹ By 1880 the idea of a municipally owned water works system was seriously being considered in Kansas City and by 1890 the demand for municipal ownership and operation had gained widespread support.²⁰ According to authors Eliot Jones and Truman C. Bigham between 1880 and 1890, nationally the percentage of public owned water works systems was slightly smaller than private ownership. However by 1896, public ownership had reached 53.2 percent.²¹

On December 26, 1891 the National Water Works Company started court proceedings in an attempt to restrain the city from building its own water supply system. Other legal issues between the city and company soon followed with litigation proceeding for nearly four years.

Kansas City's Water Works System - Municipal Ownership

Finally on September 1, 1895, the city, by a decree of the United States Court, took possession of the plant. Stipulations under the decree "required the city to pay for the plant, exclusive of the Kaw Point station, \$3,100,000, an amount which covered a "going value", in addition to the actual valuation of the physical property surrendered to the city." ²² The plant property included: sixty-three acres at Quindaro, ten and nine-tenths acres of land at Turkey Creek, two and five-tenths acres at Holly and Twenty-first Street and one lot 60

¹⁸For further information on the contract see Ordinance No. 10,524 and amendments Ordinance No. 10,771; Ordinance No. 12,977 and Ordinance No. 14,776.

¹⁹Sherry Lamb Schirmer and Richard D. McKinzie, At the River's Bend. (Woodland Hills, CA: Windsor Publications, Inc., 1982), 92.

²⁰"A History of Kansas City, Missouri Water", 43, 61.

²¹Principles of Public Utilities, 723-724.

²²George H. Benzenberg, Stephen A. Mitchell and John Donnelly, Report on the Kansas City Water Works. (Kansas City: Allied Printing, 1902), 2.

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Kansas City Water Department Building
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X 142 located at Second and Main Streets, which was used for stable and storage purposes.²³

It is interesting to note that a year after Kansas City took possession of the water plant, there were 1,690 public water works systems in the United States. Forty-one of the fifty largest cities in the United States at that time had public water works. Of these forty-one, nineteen were formerly privately owned.²⁴

In 1896, the city saw an average daily water consumption of 9,342,290 gallons. Although the city was now owner of its own water supply, its problems did not end. With the city continuing to grow and industry continuing to expand came a demand to supply greater and greater quantities of water each year. Average daily per capita water consumption rose from nearly sixty-seven gallons in 1896 to ninety-seven gallons in 1906.²⁵ The continued increase in water consumption brought the need for the Water Department to improve and expand their facilities. According to the *Tenth Annual Report of the Department of Water Works*, "the amount of construction and betterment during the last year [1905] has been much greater than any previous year since the purchase of the Water Works plant by the city, and in addition a large amount of work begun in 1904 has been finished."²⁶

Kansas City Water Department Building

The Kansas City Water Department Building, 201 Main Street is the earliest extant public works building constructed by the water department. The city directories from 1897 to 1904 list the following Water Department locations (outside of city hall and excluding the pumping station): Yard No. 2 at Twentieth and Flora, Water Department Street Division Barn(demolished) and Yard No. 1 both at 9 East Second Street.²⁷

²³Ibid.; Civic History, 133. For information regarding the number of buildings located on these acres see the report.

²⁴Principles of Public Utilities, 724.

²⁵Civic History of Kansas City, 136.

²⁶Tenth Annual Report, 42.

²⁷City Directories, 1896-1905. The 1896 Sanborn Insurance Map indicates an earlier Water department stable, barn and office building located on a portion of the present site.

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Kansas City Water Department Building
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An ordinance was passed on September 26, 1904 to erect a building on the city's property at the southeast corner of Main and Second Streets. Completed in May 1905 at a cost of \$34,784.13, this building was to be used as a stable, warehouse and shops for the Street Division and Meter Department of the Water Department. According to the *Tenth Annual Report of the Department of Water Works*, the second floor was designed for offices of the Superintendents of Pipe Lines and the Meter Department. Also located on this floor were the blacksmith shop, wagon repair shop and a large storage room for hay and grain. The main floor was designed to house the following: a stable with stalls for forty horses, space for thirty-five buggies and wagons, a harness room, wash rooms and a furnace room which supplied steam heat for the building. The report further describes the building as being constructed of brick and completely modern with reinforced concrete floors and iron stairways. A switch track was built on the Second Street side which allowed for connecting with the Kansas City Southern Railway Suburban Belt tracks to the north.²⁸ To date, research has not revealed an architect or builder for the building.

During the late nineteenth and early twentieth century public buildings, such as the Kansas City Water Department Building were a source of community identity. Due to their symbolic importance, aesthetic consideration was important in public building design.²⁹ Although the building is vernacular form, classically-inspired ornamentation embellish the main facade. The denticulated capitals, modified Gibbs surround, prominent keystone and rounded arch door hood with consoles enrich this utilitarian type public works building. Furthermore, during the twentieth century functional interior design emerged. The wide range of activities performed by municipal public works required an interior space allowing for separate rooms or work areas for "specialty shops"³⁰ such as the meter department housed in the Kansas City Water Department Building.

From the time the building opened in 1905 until 1923, it was used by the Street (formerly Pipe Line) Division of the water department. Furthermore, from 1905 to 1918 the Meter Division office and shops were located in the building. The stable which was also housed in the building was used for horses and wagons until 1914, at which time the space became a municipal garage

²⁸Tenth Annual Report, 44.

²⁹History of Public Works, 457.

³⁰Ibid., 505.

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Kansas City Water Department Building
Jackson County, Missouri

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replacing the horses and wagons with cars and trucks.³¹ With the increase in the city's water needs and consumption came an increase in the work performed by these various offices of the water department.

The Street Division was in charge of the laying of the pipe lines, placing fire hydrants and valves. At the time the city took possession of the water plant there were 124 miles of pipe in the ground. By the end of 1905 there were 318 miles of pipe in the ground indicating an increase of 194 miles in ten years.³² By 1907 there was a total of 342 1/2 miles of pipes laid with 32 miles of pipes laid that year and 4,042 hydrants in service. By 1912, a total of 508 miles of pipe were in the ground in addition to 6,244 hydrants in service.³³ Approximately thirteen more miles were laid in 1920 and by 1922 the extending and laying of water mains or pipe lines had "not kept pace with the demands consequent upon the rapid growth of our city", ³⁴ with only 9.7 miles of pipe being laid that year.

The Meter Division was initially in charge of setting, repairing and testing meters. In 1905 there were 11,344 meters in use with a gain of 1,459 during that year.³⁵ A great deal more work was performed by the Meter Division during 1913 when the installation of free meters went into effect. On January 2, 1913, an ordinance was approved which "called for the installation of meters within the next three years on all residences containing more than eight rooms."³⁶ The installation of meters was to prevent water waste. Prior to the use of meters, it was not uncommon during the winter months for people on flat rate service to let the water run to waste through the plumbing in order to protect it from freezing. The greatest period of meter installation was during 1913-1914. Also occurring during these years was a systematic campaign, covering the entire city to take out each meter and test, clean and seal it. In 1913, 5,576 meters were added, making a total of 30,718 meters, or 57% of the

³¹City Directories, 1905-1924.

³²Tenth Annual Report, 44.

³³Kansas City, Missouri, Annual Report of the Board of Fire and Water Commissioners Year Ending April 21, 1913, 50.

³⁴Kansas City, Missouri, Annual Report of the Board of Fire and Water Commissioners Year Ending April 18, 1923, 14.

³⁵Tenth Annual Report, 45.

³⁶Kansas City, Missouri, Annual Report of the Board of Fire and Water Commissioners Year Ending April 21, 1913, 15.

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city metered.³⁷ By 1914 seventy-one percent of the city was metered. With the growth of this division, it wasn't long before their space at the water department building was becoming inadequate. In 1918, the meter division, including the repair shop was moved to the water department building at Twentieth and Vine Streets. This not only allowed more space for the meter division but also provided the Street Division with much needed space for storage of tools and machinery used in pipe line construction.³⁸

From 1905 to 1914 a barn and stable were located in the Kansas City Water Department Building. In 1914 "all the horses and equipment formerly stationed at 2nd and Main streets are now stationed at 20th and Vine streets."³⁹ The horse and wagons were soon being replaced by more efficient trucks and cars. In 1915, the meter division had five trucks, one Maxwell roadster and only three horses.⁴⁰ The following year the same division had seven trucks, one run-about and only one horse, the horse being used only in case of extra work. Although a municipal garage at the water department building is not listed in the city directories until 1917, it is presumed that the barn and stable areas were being used for trucks and cars as early as 1914.

In 1919 the Kansas City Water Department Building was purchased by the Townley Metal & Hardware Company,⁴¹ whose building was located directly to the east. Although the water department building was purchased in 1919, city directories from 1919 to 1923 clearly indicate that the building was used by the water department as both a municipal garage and the location of the Street Division. Beginning in 1924, the city directory lists the Townley Metal & Hardware Company Warehouse at the water department location.⁴²

³⁷Kansas City, Missouri, Annual Report of the Board of Fire and Water Commissioners Year Ending April 20, 1914, 14.

³⁸Kansas City, Missouri, Annual Report of the Board of Fire and Water Commissioners Year Ending April 21, 1919, 23.

³⁹Kansas City, Missouri Annual Report of the Board of Fire and Water Commissioners Year Ending April 19, 1915, 22.

⁴⁰Kansas City, Missouri Annual Report of the Board of Fire and Water Commissioners Year Ending April 17, 1916, 81.

⁴¹"The Rise of the House of Townley", Implement & Tractor Trade Journal Vol. XXXIX No. 38. 20 September 1924, 53.

⁴²City Directories, 1919-1924.

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 Jackson County, Missouri

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10. Geographical Data

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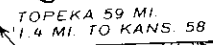
Verbal Boundary Description

Old Town, a subdivision in Kansas City, Jackson County, Missouri, all of
lot 82, Block 8.

Boundary Justification

The nominated property includes the entire parcel historically
associated with the Kansas City Water Department Building. The
connection to the east is not included in the verbal boundary
description.

7062 11 NW
(PARKVILLE)

31 MI
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444 26762128
15/363120 4330

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KANSAS CITY WATER DEPARTMENT BUILDING
201 MAIN ST
JACKSON COUNTY, KANSAS CITY, MISSOURI

PHOTOGRAPHER: JOHN GUTOWSKI
NOVEMBER, 1993

ARCHITECTURAL AND ART HISTORICAL RESEARCH
P.O. BOX 22551
KANSAS CITY, MO. 64113

WEST FACADE; VIEW LOOKING EAST

1



KANSAS CITY WATER DEPARTMENT BUILDING
201 MAIN ST
JACKSON COUNTY, KANSAS CITY, MISSOURI

PHOTOGRAPHER : JOHN GUTOWSKI
NOVEMBER, 1993
ARCHITECTURAL AND ART HISTORICAL RESEARCH
P.O. BOX 22551
KANSAS CITY, MO. 64113

WEST AND SOUTH FACADE; VIEW LOOKING NORTHEAST

#2



KANSAS CITY WATER DEPARTMENT BUILDING
201 MAIN ST.
JACKSON COUNTY, KANSAS CITY, MISSOURI

PHOTOGRAPHER: JOHN GUTOWSKI
NOVEMBER, 1993
ARCHITECTURAL AND ART HISTORICAL RESEARCH
P.O. BOX 22551
KANSAS CITY, MISSOURI 64113
NORTH AND WEST FACADES; VIEW LOOKING SOUTHEAST

#3



KANSAS CITY WATER DEPARTMENT BUILDING
201 MAIN STREET
JACKSON COUNTY, KANSAS CITY, MISSOURI

PHOTOGRAPHER: JOHN GUTOWSKI
JANUARY 5, 1994

ARCHITECTURAL AND ART HISTORICAL RESEARCH
P.O. BOX 22551
KANSAS CITY, MO. 64113

INTERIOR: IRON STAIRWAY; VIEW LOOKING SOUTH

#4



KANSAS CITY WATER DEPARTMENT BUILDING
201 MAIN STREET
JACKSON COUNTY, KANSAS CITY, MISSOURI

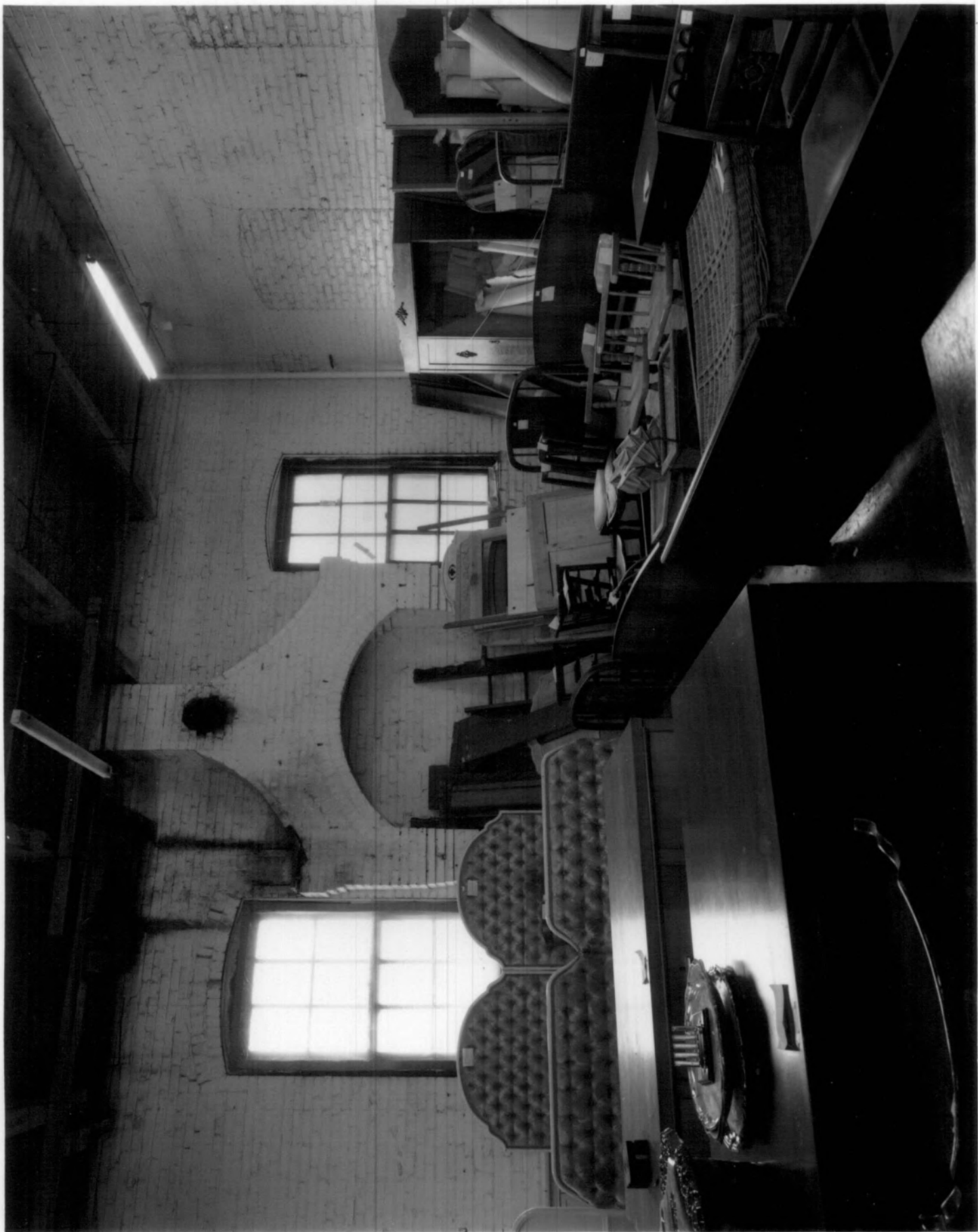
PHOTOGRAPHER: JOHN GUTOWSKI

JANUARY 5, 1994

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KANSAS CITY, MO. 64113

INTERIOR: IRON STAIRWAY; VIEW LOOKING SOUTH

#5



EXTRA
PHOTOS



CHEEP ANTIQUES
RIVER MARKET EMPORIUM

A black and white photograph of the storefront of Cheep Antiques River Market Emporium. The building is made of dark brick with a large arched entrance. Above the entrance is a sign that reads "CHEEP ANTIQUES" and "RIVER MARKET EMPORIUM". To the right of the entrance, there is a small sign that says "OPEN".



CHEEP ANTIQUES
RIVER MARKET EMPORIUM

A black and white photograph of the storefront of Cheep Antiques River Market Emporium. The building is made of dark brick with a large arched entrance. Above the entrance is a sign that reads "CHEEP ANTIQUES" and "RIVER MARKET EMPORIUM".



CHEEP ANTIQUES
RIVER MARKET EMPORIUM

A black and white photograph of the storefront of Cheep Antiques River Market Emporium. The building is made of dark brick with a large arched entrance. Above the entrance is a sign that reads "CHEEP ANTIQUES" and "RIVER MARKET EMPORIUM".

OPEN EVERY SATURDAY
10AM TO 5PM





